

12 Llynfi Street  
Tondu  
Bridgend County  
CF32 9DR

£95,000



- THREE BEDROOM END TERRACE
- LOUNGE AND DINING ROOM
- KITCHEN
- DOWNSTAIRS BATHROOM
- THREE BEDROOMS
- IN NEED OF REFURBISHMENT
- ENCLOSED REAR GARDEN AND STREET PARKING
- OUTBUILDING TO THE REAR
- NO CHAIN
- CLOSE TO LOCAL AMENITIES AND M4 ACCESS

**Ref: PRA10679**

Viewing Instructions: Strictly By Appointment Only

# General Description

\* Three Bedroom End Terrace \* Daniel Matthew are pleased to offer for sale this three bedroom end terrace house. Comprising entrance hall, lounge, dining room, kitchen and bathroom to the ground floor. To the first floor three bedrooms. Further benefits garden to rear with a outbuilding. Street parking in a no through road, close to the M4 and excellent rail link in tondy, close to the local shopping complex. In need of refurbishment and sold with NO CHAIN. Call our team to arrange a viewing 01656 750764.

## Accommodation



Entrance Hallway



Dining Room (11' 2" x 9' 3") or (3.40m x 2.82m)

UPVC double glazed window to front aspect, plain walls, textured and radiator.



Lounge (14' 8" x 12' 2") or (4.47m x 3.71m)

UPVC double glazed window to rear aspect, plain walls, staircase access and radiator.



Kitchen

UPVC double glazed window to side aspect, plain and tile walls, textured ceiling, laminate flooring, wall and base units with stainless steel sink, tile splashback, boiler housed in the kitchen.





## Downstairs Bathroom

UPVC double glazed window to rear aspect, tile walls, textured ceiling, three piece e suite comprising low level WC, panel bath with electric shower and pedestal wash hand basin.

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## Landing

Access to first floor rooms.

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## Bedroom One (11' 2" x 11' 3") or (3.40m x 3.43m)

UPVC double glazed window to front aspect, plain and papered walls, textured ceiling and radiator.

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## Bedroom Two (9' 8" x 8' 9") or (2.95m x 2.67m)

UPVC double glazed window to rear aspect, plain and papered walls, textured ceiling and radiator.

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## Bedroom Three (8' 2" x 6' 8") or (2.49m x 2.03m)

UPVC double glazed window to front aspect, plain and papered walls, textured ceiling and radiator.

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## Outside

Enclosed garden with laid to patio, laid to lawn and path access to the outbuilding.

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# Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D62

# Tenure

We are informed that the tenure is Freehold

Length of lease: .

# Ground Rent

# Service Charge

# Council Tax

Band Not Specified

Deposit: £0.00



*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*